

EXHIBIT A

LEGAL DESCRIPTION OF LEASED PROPERTY

That portion of the following described property occupied by the easterly one-third of Building 3-230 and adjacent parking area (as shown on the drawing attached hereto):

An irregular-shaped tract of land in the Northeast Quarter of Section 29, Township 24 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a concrete monument designated as Monument "A" and having U. S. Coast and Geodetic Survey coordinate values of  $x = 1,635,072.92$ ,  $y = 200.642.04$ ; thence North  $50^{\circ}51'21''$  West 1,477.41 feet to a northeasterly corner of the property leased by Boeing from King County under Lease dated February 9, 1953, and recorded in Volume 52 of King County Commissioners' Records on page 225 (said property being hereinafter referred to as the Tank Test Property, North Portion), said corner being the TRUE POINT OF BEGINNING and also being the southeast corner of the tract herein described; thence North  $1^{\circ}24'26''$  East 634.23 feet, more or less, to the southeast corner of Block 2 of Elizabeth Addition to the City of Georgetown as recorded in Volume 13, page 81, Records of King County, Washington; thence North  $88^{\circ}31'49''$  West 460.53 feet, more or less, along the southerly boundary of said Block 2 of Elizabeth Addition to the intersection of the southerly boundary of said Block 2 of Elizabeth Addition and the easterly margin of Ellis Avenue; thence  $13^{\circ}23'27''$  West 506.52 feet along the easterly margin of Ellis Avenue; thence South  $76^{\circ}56'33''$  East 437.56 feet; thence South  $68^{\circ}14'09''$  East 146.28 feet, more or less, along the boundary of said Tank Test property, North Portion, to the TRUE POINT OF BEGINNING; such tract containing an area of 288,660 square feet, more or less.



WHEREAS the following facts have been shown:

A. - A 75-year lease, on Boeing Field, dated September 14, 1955, and known as the; "Basic Lease," "75-year Lease" and "Comprehensive Lease," was granted to the Boeing Airplane Company, a Delaware Corporation. This lease covers many areas on Boeing Field. The lease has undergone several amendments.

B. - The Boeing Company owns a building located in Area 5 of the above described lease, which building, is known as Building 3-280.

C. - The Boeing Company wishes to sublease a portion of Building 3-280 along with adjacent parking, which parking area, is also located in Area 5 of the "Comprehensive Lease" to Custom-Bilt Products Co., Inc.

D. - The Boeing Company has submitted for approval by King County, two executed copies of a sublease with Custom-Bilt Products Company, which sublease, is for a period of 7 years, effective May 1, 1971, and terminating April 30, 1978.

E. - King County finds no reason to withhold approval of this sublease.

NOW THEREFORE,

BE IT RESOLVED by the County Council of King County, Washington, that the King County Executive is authorized and directed to execute a form of consent to the above described sublease on behalf of King County, Washington.

PASSED by the King County Council, at a regular meeting thereof, on the 12<sup>th</sup> day of April 1971.

ROBERT B. DUNN  
CHAIRMAN of the King County Council

ATTEST:

RAY OLSEN  
Clerk of the County Council

BM:jb  
4-5-71

CONSENT TO THE FOREGOING SUBLEASE

KING COUNTY, a legal subdivision of The State of Washing-  
ton, does hereby consent to the foregoing SUBLEASE, dated the  
17<sup>th</sup> day of March 1971, by and between  
THE BOEING COMPANY, a Delaware Corporation as Sublessor, and  
CUSTOM-BILT PRODUCTS COMPANY, INC., a Washington Corporation as  
Sublessee, as authorized by KING COUNTY COUNCIL MOTION NO.  
478.

Dated, this 15<sup>th</sup> day of April 1971.

COUNTY OF KING

STATE OF WASHINGTON

By: 

JOHN D. SPELLMAN, County Executive

Date: April 15, 1971

APPROVED AS TO FORM & LEGALITY

By: 

Deputy Prosecuting Attorney

Date: 6 April 71

BM:jb  
4-6-71

KCSlip4 58987

SEA425286

LEASE NO. \_\_\_\_\_

DATE May 1, 1971

CHANGE # \_\_\_\_\_

SUB- LESSEE

NAME: CUSTOM-BILT PRODUCTS CO., INC. - BOEING COMPANY SUBLEASE  
(75-yr. Lease - Area # 5)

FIELD ADDRESS: 6524 Ellis Avenue South, Seattle, 98108 PHONE: RO 2-5080

CONTACT: Donald E. Lapham, President

EFFECTIVE: 5-1-71 THRU 4-30-78 LENGTH: 7 years\*  
\*unless earlier terminated

BASIC

PROPERTY

DESCRIPTION: Portion of Area #5 - Boeing Co. basic 75-year lease - Boeing Bldg. # 3-280

AREA:

TYPE OF AGREEMENT: SUB-LEASE ☒ MONTH-TO-MONTH ☐ CONCESSION AGREEMENT ☐

USE: Wholesale interior window coverings: Furnishes labor to dept. stores for customers who buy material. Also has some supplies, such as 'woven woodens', cloth window shades.

SQUARE FOOTAGE:

@ SQ/FT/YR.:

DESCRIPTION: Easterly 1/3 of Bldg.

DESCRIPTION

OF CHANGE: SUB-LEASE ASSIGNED TO KING COUNTY

EFFECTIVE DATE

OF CHANGE: 1-1-72

MONTHLY RENTAL: \$ 1,275

1 MONTHS DEPOSIT OF \$ 1,275

CANCELLATION:

UTILITIES/SVCS  
INCL'D IN RENT:

SPECIAL  
PROVISIONS:

MAINTENANCE  
& REPAIR:

AMENDMENT:

ASSIGNMENT:

SUB-LEASES:

RENEGOTIATION: